



Neighbor Meeting Notes

Date: 13 August 2019

Location: Harmony Club, 1414 W 151st Street, Westfield, Indiana

Project Name: Poplar Street Townhomes

Attendees: Thad Harvey
Hans Pearson
John Pearson
Bryan Stumpf

Minutes By: Bryan Stumpf, PLA, AICP

The following notes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact the issuer of these minutes.

ITEMS DISCUSSED:

1. Stumpf gave a presentation of the proposed project addressing the project's location, the Comprehensive Plan, the momentum this project would bring to the redevelopment of downtown, the design of the 1.1 acre site, the character of the buildings, and how the development of this site does not impede the redevelopment of the remaining 10 acres of the quadrant as envisioned in the Comprehensive Plan. A copy of the presentation is attached.

2. What does the Comprehensive Plan say about this area of the City?

The project is in the Gateway Subdistrict of the Comprehensive Plan. This subdistrict is often summarized as multi-story buildings with landmark architecture. However, there is much more to this subdistrict. The desired uses are hotels, offices, and multifamily residential. The goal is to set the skyline for Westfield at the US 31/Main Street interchange. Buildings along US 31 are supposed to be at least 75 feet tall. Buildings along Main Street should be no more than 50 feet tall with entrances facing Main Street. When a site is not on these two streets, the maximum height is 40 feet. Where proposed buildings abut existing one-story residential homes, the plan identifies the building heights should be lower to transition between the tall, gateway buildings and the existing homes in the downtown area.

In the Comprehensive Plan the east side of Poplar Street is identified as the Junction Subdistrict. This subdistrict is further divided into subareas. The subarea directly across the street from the proposed townhome project is the Park Street Corridor. The Park Street Corridor is characterized by adaptive reuse of existing structures. It has a village character including small lots, minimal building setbacks, one- and two-story eclectic buildings, and front porches oriented towards the street.

We believe the proposed townhome project does a great job at transitioning from the tall buildings of the Gateway Subdistrict to the one- and two-story buildings of the Park Street Corridor.

3. Do you plan on expanding the project? Why didn't you go west to Maple Street and redevelop the entire block?

No, we don't plan on expanding the project. To extent to Maple Street would make the project too large and it would begin to impact the redevelopment of the rest of the quadrant.

4. What is the price range of the proposed townhomes?

The expected price range of the townhomes is \$350,000 to \$400,000.

5. These are expensive homes for the area given there are really no amenities currently present. Are you confident in your pricing?

Yes. A market study was done for the downtown Westfield market. While these townhomes are at the top end of the range, Estridge is known for its quality design and has successfully hit these price points before.

6. What is your schedule for the project?

We are in the first stage of a multi-stage approval process. Zoning is expected to be completed by the end of the year. Platting and construction drawing approval would occur over the winter. Site development would begin spring of next year. Townhome construction would begin in the fall of next year.

7. What feedback have you received about the project so far?

At the Grand Junction Task Group all the participants liked the design of the site and buildings. The group had mixed concerns about the location. Some liked the momentum the project creates and were supportive of the development. Others had concerns the location would hamper the redevelopment of the rest of the Gateway Subdistrict quadrant. We are confident the project does not harm the ability to develop the rest of the quadrant as was illustrated in the concept plan created after receiving feedback from the Grand Junction Task Group.

8. Who is 11th Street Development? Who is developing and building to project?

11th Street Development is the land use consultant assisting Estridge with the design and approvals of the project. Estridge will be the developer of the site and the builder of all the townhomes.

9. What is the property currently zoned?

The property is currently zoned multifamily residential. However, this zoning district does not have development standards conducive to the townhomes. While the proposed townhomes are equal to apartments in density (20 units per acre), different development standards (e.g. setbacks) are necessary to construct townhomes.

10. What zoning are you proposing of the site?

We are proposing a planned unit development for the site. It is tailored to the site plan and building elevations shown in the presentation. The site plan and building elevations are exhibits to the PUD ordinance.

11. What improvements is the City making in the area?

The City will start construction of Grand Junction Plaza this year. Also, improvements to Poplar Street will start soon with an anticipated completion date of next year.

12. Isn't city participation needed for more intense redevelopment of the area?

Yes. For redevelopment involving multistory buildings with parking structures, cities often participate in the funding of parking structures. Often, cities also provide storm water detention for their downtown areas.

13. Are you asking for any city funding?

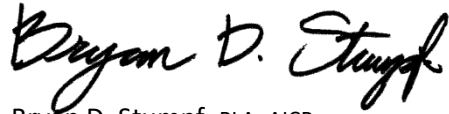
No. This project requires no city funding. This was viewed as a good thing by the attendees.

14. When will the remainder of the quadrant develop?

That is unknown. It will take time to assemble the land and reconfigure the right of way to create a development site that allows the type of development the city envisions. The land assembly process will likely take several years.

Sincerely,

11th Street Development

A handwritten signature in black ink that reads "Bryan D. Stumpf". The signature is written in a cursive, flowing style.

Bryan D. Stumpf, PLA, AICP
President

cc: Jon Dorsey, City of Westfield
file

BDS:bds